

1509 N. Campbell Street - REVISED

City of El Paso — Plan Commission — 10/18/2018

PZST18-00011 Special Permit



STAFF CONTACT: Anne Guayante, (915) 212-1814, guayanteam@elpasotexas.gov

OWNER: Jesus Navarro

REPRESENTATIVE: Conde, Inc.

LOCATION: 1509 N. Campbell Street, District 8

LEGAL DESCRIPTION: Lot 5 and a portion of Lot 4, Block 43, Alexander Addition, 1509 N. Campbell Street, City of El Paso, El Paso County, Texas

EXISTING ZONING: R-5 (Residential), related application proposes A-3 (Apartment)

REQUEST: Infill Special Permit– 100% Parking Reduction, Rear and side yard setbacks of 0' in the A-3 Apartment District

RELATED APPLICATIONS: Rezoning Case PZRZ18-00033 (Request to change from R-5 to A-3)

PUBLIC INPUT None received; Notices sent to property owners within 300 feet on September 20, 2018

STAFF RECOMMENDATION: Approval (see pages 2—6 for basis for recommendation)

SUMMARY OF REQUEST: The applicant is requesting an infill special permit to allow for a 100% reduction in required parking (from 10 spaces to 0 spaces), for the side setbacks to be reduced from four (4) feet to **zero (0) feet**, and for the rear setback to be reduced from twenty (20) feet to five (5) feet for a proposed **five unit apartment building**. The proposed apartments would be located in the existing single-family residential building and accessory building. No modifications are proposed to the main structure, but the applicant is proposing to enlarge the accessory structure to accommodate the proposed use.

SUMMARY OF RECOMMENDATION: The Planning Division recommends **APPROVAL** of the special permit request and acceptance of the detailed site development plan. The proposed development is consistent with its established neighborhood of surrounding single family and multifamily residences. The proposed development is compliant with the G-2, Traditional Neighborhood land use designation of Plan El Paso, in the Central Planning Area.

PZRZ18-00033 & PZST18-00011



DESCRIPTION OF REQUEST

The applicant is requesting a special permit for infill development with reductions in required parking spaces and rear and side yard setbacks. The current use of the property is single family residential. The detailed site plan shows the existing single family home and accessory structure converted to **five** apartments. The existing single family home meets all applicable dimensional requirements. The existing accessory structure does not meet the side or rear yard requirements of the A-3 District. An addition is proposed to the accessory structure that would also encroach into the required side and rear yards. The required side yard in the A-3 District is four (4) feet, and the required rear yard is twenty (20) feet.

The proposed development meets all applicable code provisions, other than those addressed in the applicant's request. The development requires a minimum of **ten (10)** parking spaces. No parking spaces have historically been provided and none are proposed. A parking study was conducted on June 14, 2018. The lowest number of available parking spaces between 7:00 am and 6:00 pm was seventeen (17). This indicates that the available on-street parking within 300 feet of the subject property could easily absorb the **ten (10)** required spaces associated with the proposed apartment use. Additionally, there are multiple transit stops within 1,000 feet of the subject property to include Sun Metro's Route 34 bus and the El Paso Streetcar.

SPECIAL PERMIT REQUIREMENTS

To grant the special permit to allow for infill development, the applicant must comply with the following standards, per 20.10.280:

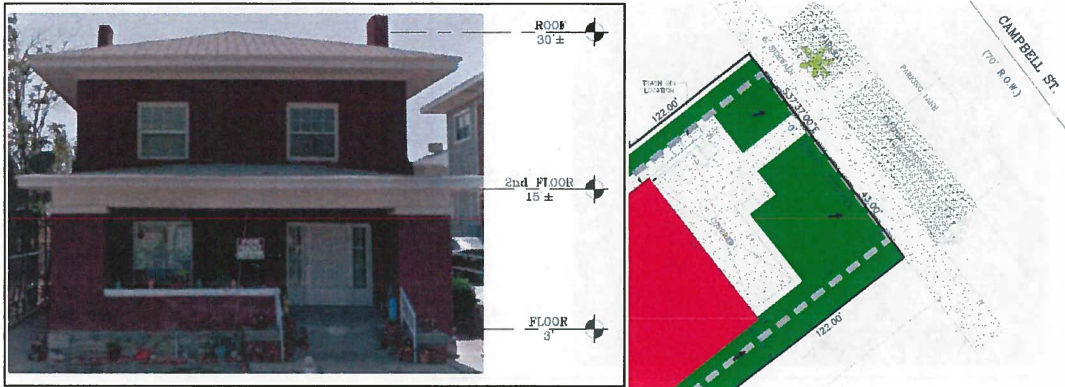
LOCATION CRITERIA: *The subject property meets Location Criteria 20.10.280.B.3 (annexation prior to 1955); and 20.10.280.B.4. It was part of the City at the time of the 1889 Charter, and it is part of the Alexander Addition, which was platted prior to 1915.*



Annexation map showing the subject property lying within the 1889 Charter area; Alexander Subdivision Map

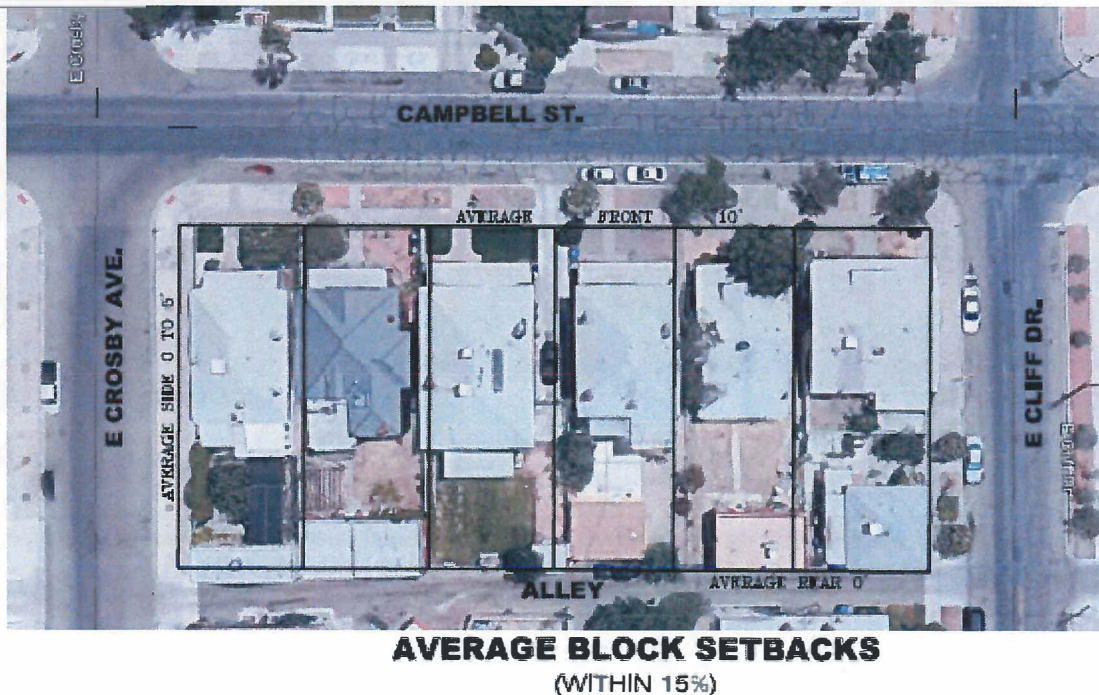
MANDATORY DESIGN REQUIREMENTS: The property meets the following mandatory design requirements:

- **20.10.280.C.1.i - Location of on-site surface parking:** The intention of this requirement is to prohibit on-site parking within the front yard or between the primary structure and the street. Because no on-site surface parking is proposed, no on site surface parking is proposed for the front yard. The applicant is requesting a 100% parking reduction as a part of this infill development special permit.
- **20.10.280.C.1.ii – Building orientation:** The existing building is oriented to Campbell Street as required by the mandatory design criteria.



Left to right: View of the subject property from Campbell, Section of Site Plan demonstrating Pedestrian Access from Campbell

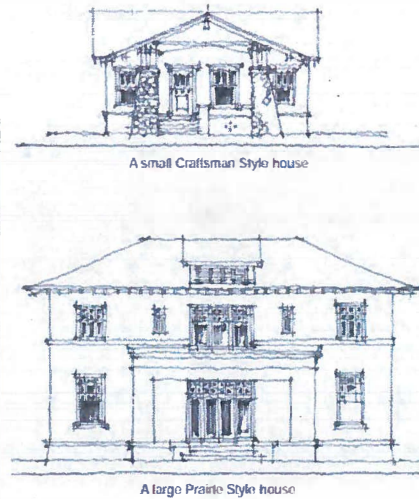
- **20.10.280.C.1.iii – Average front setback:** For infill development occurring on blocks with residential development, the buildings on the subject property cannot deviate more than 15% from the average setback on their block. It was determined that the average setback for the 1500 block of Campbell is ten (10) feet. This means that the primary structure on the subject property must be located between eight and a half (8.5) feet and eleven and a half (11.5) feet from the front property line. The primary structure is located ten (10) feet from the front property line, measured to the porch. This is within the required range and meets this standard.



Aerial view showing that the subject property is aligned with the front setbacks on its block

SELECTIVE DESIGN REQUIREMENTS: The property meets the following Selective Design Guidelines:

- **20.10.280.C.2.vi – Architectural Style among those within the Community Design Manual of Plan El Paso:** The subject property is consistent with features of both the craftsman and prairie styles as shown in the Community Design Manual.



Left to right: The subject property; examples from the Community Design Manual of a Craftsman House and a Prairie Style House

- **20.10.280.C.2.vii – The height of the development shall be half the width of the widest abutting street:** Campbell Street is fifty (50) feet wide from curb to curb, with a total right-of-way width of sixty (60) feet. The top of the parapet of the structure is thirty (30) feet above the sidewalk.

(2.7)



CALCULATION:
Campbell St. is 50' wide with a 60' R.O.W.
Required Calculation is $\frac{1}{2}$ R.O.W. $60' / 2 = 30'$.
Top of parapet of proposed structure is 30' (50%) from above sidewalk. Design Building Height complies with this requirement.



Left to right: A diagram showing the height from the bottom of the first floor to the base of the roof; a photo demonstrating the height of the roof and topography of the lot.

- **20.10.280.C.2.xi – Frontage Type:** The existing frontage is consistent with the common yard frontage type as shown in Section 21.80.100 of the El Paso City Code.



Left to right: the diagram showing the common yard frontage type from El Paso City Code; the front view of the subject property showing its frontage; an overhead view of the same

RELATION OF PROPOSED CHANGE TO THE CITY'S COMPREHENSIVE PLAN

CONSISTENCY WITH PLAN EL PASO	DOES IT COMPLY?
<p><u>G2, Traditional Neighborhood</u></p> <p>This sector includes the remainder of central El Paso as it existed through World War II. Blocks are small and usually have rear alleys; buildings directly faced streets; schools, parks, and small shops are integrated with residential areas. This sector is well-suited for use of the SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in this Comprehensive Plan.</p>	<p>Yes. The subject property and its neighborhood are consistent with the G2, Traditional Neighborhood Future Land Use Designation. The subject property is on a small block of six properties on each side of Campbell Street, each around forty-five (45) feet in width. Paved alleys abut the rear property lines. Buildings directly face the street. The proposed improvements to the subject property, and the lack of on-site parking, are also consistent with the G2 Designation.</p>
ZONING DISTRICT	DOES IT COMPLY?
<p><u>A-3 (Apartment) District</u></p> <p>The purpose of these districts is to promote and preserve residential development within the city associated with a landscape more urban in appearance and permitting a mixture of housing types. It is intended that the district regulations allow for medium densities of dwelling units supported by higher intensity land uses located at the periphery of single-family neighborhoods providing that the overall character and architectural integrity of the neighborhood is preserved. The regulations of the districts will permit building types designed for transition from areas of low density residential neighborhoods to other residential areas, and certain nonresidential uses and support facilities.</p>	<p>Yes. Apartments are a permitted use in the A-3 (Apartment) District.</p>
POLICY	DOES IT COMPLY?
<p><u>Policy 2.2.2:</u></p> <p>The design of new neighborhoods and additions to existing neighborhoods should strive for a mix of housing types to create neighborhoods that accommodate diverse ages and incomes and allow</p>	<p>Yes. The proposed addition and apartment conversion will allow for additional medium-density housing options within a neighborhood containing single-family homes and apartments. The configuration of apartments shown on the site plan shows studio, one</p>

residents to trade up, downsize, or create multi-generational households without being forced to leave the neighborhood. Housing types include both small and large single-family detached homes, duplexes, townhouses, multi-family buildings, live-work units, and accessory dwelling units, and include both rental apartments and units that can be owned by their occupants.

bedroom and two bedroom units, which provides further options beyond simply multi-family or single family. This would enable the subject property and its neighborhood to better accommodate potential residents at various ages and stages of life.

SUITABILITY OF SITE FOR USES UNDER CURRENT ZONING: The subject property meets all dimensional requirements applicable to apartments in the A-3 (Apartment) District, other than those for which reductions are requested through this special permit for infill development.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE: The intent of the Zoning Ordinance is to protect the public health, safety, and general welfare; to regulate the use of land and buildings within zoning districts to ensure compatibility, and to protect property values. The intent of the A-3 (Apartment) District is to permit a mix of housing types within new and existing neighborhoods. The proposed infill special permit would convert an existing single family home and accessory structure into two apartment buildings with units of varying configuration to allow for multiple housing options for potential residents. The subject property meets all applicable requirements, other than the side and rear yard setbacks, and on-site parking, which this Special Permit has been requested to address.

ADEQUACY OF PUBLIC FACILITIES AND SERVICES: No negative comments were received, and the proposed development on the subject property will be adequately served by the existing infrastructure.

EFFECT UPON THE NATURAL ENVIRONMENT: The subject property is not within any arroyos or environmentally sensitive areas, and no negative impacts are anticipated.

COMMENT FROM THE PUBLIC: The subject property falls within the boundary of the Central Business Association. They were contacted as required by 20.04.520. Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on September 20, 2018. The Planning Division has not received any public comment on this application.

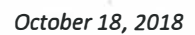
STAFF COMMENTS: No objections to proposed special permit and detailed site development plan approval. No reviewing departments had any negative comments. Applicant is responsible for obtaining all applicable permits and approvals prior to any construction or change in occupancy.

OTHER APPLICABLE FACTORS: Approval of the site plans by CPC constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that stormwater is in compliance with ordinances, codes, DSC, and DDM. Failure to comply may require the applicant to seek re-approval of the site plans from CPC.

ATTACHMENTS:

1. Detailed Site Development Plan
2. Zoning Map
3. Future Land Use Map
4. Parking Study
5. Department Comments
6. Neighborhood Notification-Boundary Map

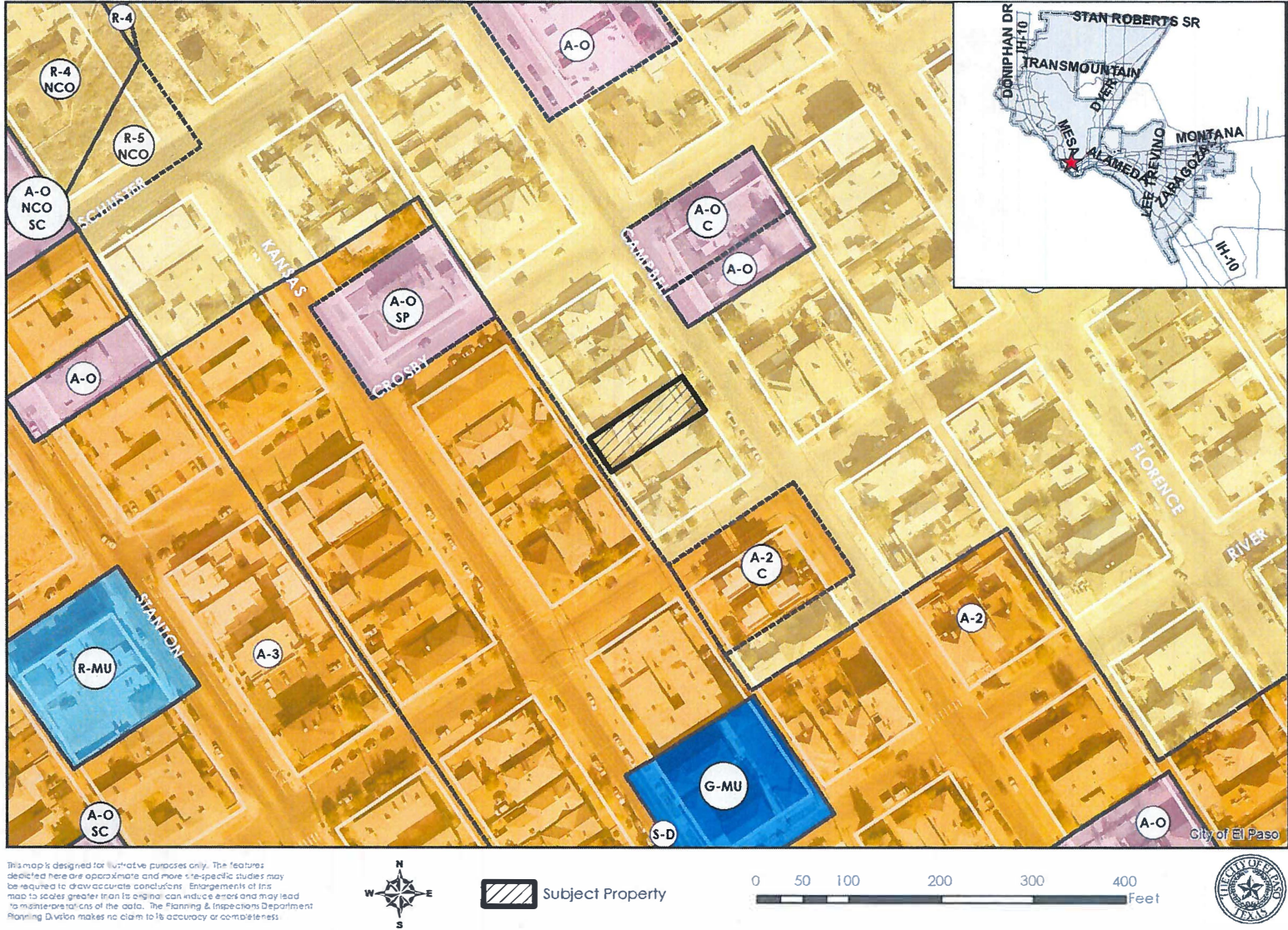
Detailed Site Development Plan



ATTACHMENT 2:

Zoning Map

PZRZ18-00033 & PZST18-00011



ATTACHMENT 3:


Future Land Use Map

PZRZ18-00033 & PZST18-00011



This map is designed for illustrative purposes only. The features depicted here are approximate and more precise studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than 8 inches can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



 Subject Property

0 50 100 200 300 400 Feet



PZST18-00011

October 18, 2018

Parking Study






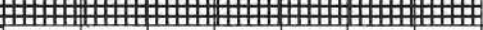






















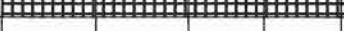



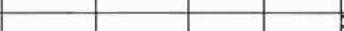







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1509 N. CAMPBELL PARKING REDUCTION STUDY

THURSDAY: 6-14-18

STREET/ PARKING SPACE	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	AVAILABLE
CAMPBELL													
1													91.67%
2													16.67%
3													25.00%
SE corner of Campbell & Cliff													
4-													100.00%
SW corner of Campbell & Cliff													
5													50.00%
6													0.00%
7													66.67%
8													75.00%
9													100.00%
10													66.67%
11													100.00%
12													0.00%
13													66.67%
14													83.33%
15													50.00%
SE corner of Campbell & Crosby													
16													91.67%
SW corner Campbell & Crosby													
17													100.00%
18													100.00%
19													66.67%
20													100.00%
NW corner of Campbell & Crosby													
21													100.00%
NE corner of Campbell & Crosby													
22													41.67%
23													100.00%
24													91.67%
25													66.67%
26													91.67%
27													83.33%
28													58.33%
29													66.67%
NW corner of Campbell & Cliff													
30													100.00%
NE corner of Campbell & Cliff													
31													100.00%
32													8.33%
33													100.00%
34													100.00%
CROSBY													
NW corner of Crosby & Kansas													
1													100.00%
2													100.00%
3													100.00%
4													100.00%
5													100.00%
6													83.33%
7													91.67%
8													33.33%
9													33.33%
SW corner of Crosby & Campbell													
10													66.67%
NW corner of Crosby & Campbell													
11													100.00%
12													100.00%
13													100.00%

[illegible]

4			8.33%
5			0.00%
6			0.00%
7			91.67%
8			41.67%
9			33.33%
10			91.67%
11			100.00%
SE corner of Kansas & Crosby			
12			100.00%
NE corner of Kansas & Crosby			
13			100.00%
14			83.33%
15			100.00%
16			100.00%
17			91.67%
18			25.00%
19			83.33%
20			83.33%
21			66.67%
NW corner of Kansas & Cliff			
22			100.00%
NE corner of Kansas & Cliff			
23			66.67%

ATTACHMENT 5:

Department Review Comments

Planning and Inspections Department - Planning Division

1. All review comments satisfactorily addressed.

Planning and Inspections Department - Subdivisions Division

2. Subdivisions has no objection to this request as the property has been platted and split by metes and bounds prior to June 2008, when residential splits by metes and bounds were allowed.

Texas Department of Transportation

Project not abutting TXDOT right of way.

Planning and Inspections Department – Plan Review & Landscaping Division

Recommend approval. Reviewed for rezoning purposes only.

Planning and Inspections Department – Land Development

PZRZ18-00033 & PZST18-00011 – 1509 Campbell – Rezoning & Detailed Site Plan

1. Review comments satisfactorily addressed.

Fire Department

Recommend approval

Police Department

No comments received

Sun Metro

No objections.

Environmental Services Division

1. With the zoning changing from R-5 to A-3, and because this does not appear to meet the definition of a triplex or quadriplex, it appears this property will require private commercial waste service.

Therefore, I think this portion of our ESD Planning Guidance would apply:

- a. Waste Collection (City-franchised Private Haulers)
1. Waste container storage area screening required in residential, apartment and special districts (20.10.030.A.8)
2. For multi-family dwellings, each unit may generate 0.3 cubic yards of waste per week, on average (dumpsters range in size from 2, 4, 6, and 8 cubic yards) *Ensure compliance at the appropriate phase of development*

El Paso Water Utilities

We have reviewed the zoning change request described above and provide the following comments:

EPWater does not object to this request.

EPWU-PSB Comments

1. Along Campbell Street between Crosby Avenue and Cliff Drive there is an existing six (6) inch diameter water main. This main is available for service.
2. Previous water pressure readings conducted on fire hydrant number 551 located at Campbell Street and Cliff Drive have yielded a static pressure of 52 pounds per square inch (psi), residual pressure of 48 psi, discharge of 1300 gallons per minute (gpm). The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer

3. Located along the alley between Kansas Street and Campbell Street between Crosby Avenue and Cliff Drive there is an existing eight (8) inch diameter sanitary sewer main. This main is available for service.

General

4. Application for water and sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3rd Floor. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Stormwater:

1. See Land Development

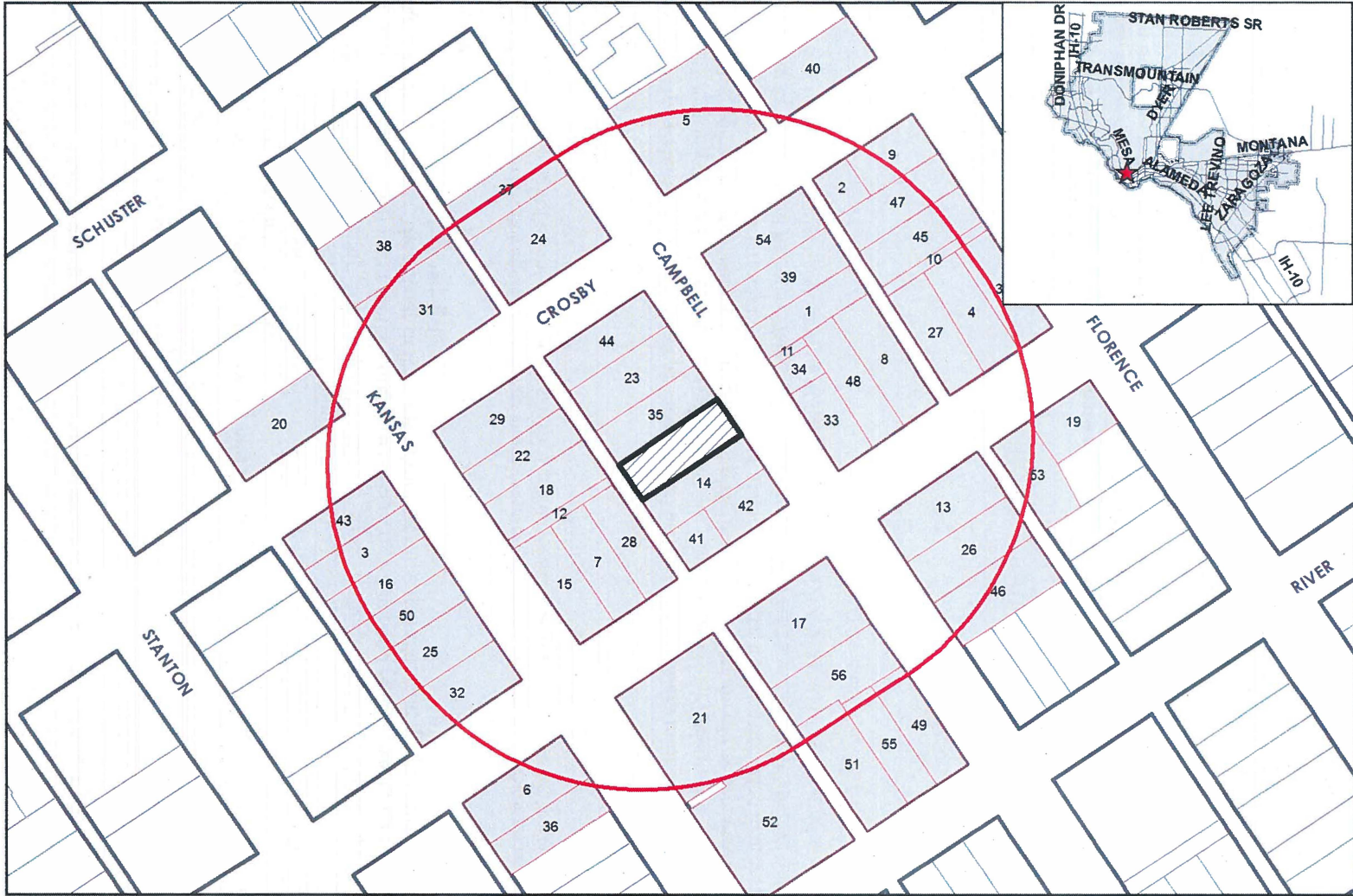
Texas Gas Service

No objection, however the Applicant shall coordinate with TGS if existing buildings will be demolished or square footage will be added to the existing building(s). TGS has existing meter(s) and service lines that should not end up underneath permanent structures.

ATTACHMENT 6:

Owner Notification Map

PZRZ18-00033 & PZST18-00011



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Subject Property



Parcels within 300 feet

0 50 100 200 300 400 Feet



PZST18-00011

October 18, 2018